

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
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Project Name/Map & Lot #:	Moody Country Estates Subdivision Amendment/ Tax Map 108, Lot 33-15, 33-27 and 33-28	District: GB
Prepared By:	Planning Office	Review Date: 9/22/22
Plans Dated:	8/2022	Prelim. Plan Revisions 8/22/22
		Submittal Date: _____

Chapter 202 Subdivision of Land

§ 202- 8. Preliminary Plan for Major Subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
B.	Submissions:					
	(1) Location map. The preliminary plan shall be accompanied by a location map adequate to show the relationship of the proposed subdivision to the adjacent properties and to allow the Board to locate the subdivision within the municipality. The location map shall show:	Y				Location Maps provided on sheet.
	(a) Existing subdivisions adjacent to the proposed subdivision.	Y				Existing adjacent subdivisions identified
	(b) Locations and names of existing and proposed streets.	Y				Post Road, Mariner Lane and Saltmarsh Circle identified.
	(c) Boundaries and designations of zoning districts.	Y*				GB and RA zones identified. <u>Shoreland Overlay and RP zones not identified on location map.</u>
	(d) An outline of the proposed subdivision and any remaining portion of the owner's property if the preliminary plan submitted covers only a portion of the owner's entire contiguous holding.	Y				Moody Country Estates Subdivision identified.
	(2) Preliminary plan. The preliminary plan shall be submitted in three copies of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The preliminary plan shall be drawn to a scale of not more than 100 feet to the inch. The Board may allow plans for subdivisions containing more than 100 acres to be drawn at a scale of not more than 200 feet to the inch provided all necessary detail can easily be read. In addition, the applicant shall submit to the Office of Planning and Development 11 copies of the plan(s) reduced to a size of 11 inches by 17 inches and all accompanying information assembled into a booklet no less than 10 days prior to the meeting. The following information shall either be shown on the preliminary plan or accompany the application for preliminary approval: [Amended 4-12-1999]	Y				Plan scale is 1" = 30 feet

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(a) The proposed name of the subdivision and the name of the municipality in which it is located, plus the Tax Assessor's map and lot numbers.	Y*				Note 1 details the Map and lot numbers. <u>Lot 28 is not 28-A and correction to be addressed. Proposed lots to be identified as 15 and 15-1.</u>
(b) An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corners of the tract shall be located on the ground and marked by monuments. The plan shall indicate the type of monument set or found at each lot corner.	Y*				Plan prepared and <u>to be stamped</u> by Ryan M. Mccarthy, PLS #2515 of Tidewater Engineering & Surveying Inc dated Aug 2022. <u>Proposed monument types to be determined. One point at Rte. 1 required to be a bound.</u>
(c) A copy of the deed from which the survey was based and a copy of all covenants or deed restrictions, easements, rights-of-way or other encumbrances currently affecting the property.	Y				Deeds provided: Book 18474, Page 558.
(d) A copy of any covenants or deed restrictions intended to cover all or part of the lots in the subdivision.	Y				Plan note 11 identifies the access and sewer easements across 33-28 to benefit 33-15 to be released. Wells Sanitary District easement to remain. Note 8 identifies unwritten rights that may exist which may apply to existing drainage easements from Route 1 and access connection to Lot 34.
(e) Contour lines at the interval specified by the Planning Board, showing elevations in relation to mean sea level.	Y				Plan depicts 1 foot contours.

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(f) The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses, vegetative cover type and other essential existing physical features. The location of any trees larger than 24 inches in diameter at breast height shall be shown on the plan.	Y*				Total Area of lot 33-15 is 58,050 SF. Lot to be subdivided and convey land to abutting lot 33-28. Lot 15 to become 34,851 SF, Lot 15-1 to be 20,478 SF, Lot 28 to become 67,495 SF and Lot 27 to become 45,367 SF. <u>Dumpster within setback on Lot 28 to be relocated.</u> A trees greater than 24" in diameter is identified. Plan to note the tree to remain. No other such trees on the property were observed on the site walk
(g) Indication of the type of sewage disposal to be used in the subdivision.					The subdivision shall be served by public sewer (Wells Sanitary District.) <u>See recommended note 15.</u>
[1] When sewage disposal is to be accomplished by connection to the public sewer, a letter from the Wells Sanitary District indicating that there is adequate capacity within the district's system to transport and treat the sewage shall be submitted.	Y				A letter from the WSD dated 8/18/22 was provided.
[2] When sewage disposal is to be accomplished by subsurface sewage disposal systems, test pit analyses prepared by a licensed site evaluator shall be provided. A map showing the location of all test pits dug on the site shall be submitted.				NA	
(h) Indication of the type of water supply system(s) to be used in the subdivision. When water is to be supplied by public water supply, a letter from the Kennebunk, Kennebunkport and Wells Water District shall be submitted indicating that there is adequate supply and pressure for the subdivision.	Y				The subdivision shall be served by public water (KKW Water District.) <u>See recommended note 15.</u> A letter from the KKWWDD dated 8/11/22 was provided.
(i) The date the plan was prepared, North point (identified as true or magnetic), graphic map scale, and names and addresses of the record owner, subdivider and individual or company who or which prepared the plan.	Y				<u>Grid North?</u> Plan scale is 1" = 30 feet. Record owners noted, see note 2. Surveyor noted.

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(j) The names and addresses of owners of record of adjacent property, including any property directly across an existing public street from the subdivision.	Y				Abutters identified.
(k) The location of any zoning boundaries affecting the subdivision.	Y				The properties subject to this amendment are located within the General Business District. The lots are adjacent to the RA zone.
(l) The location and size of existing and proposed sewers, water mains, culverts and drainageways on or adjacent to the property to be subdivided.	Y*				The plan identifies sewer and water. <u>Overhead and/or underground utilities not identified serving lot 15. Existing sewer stub at SMH or elsewhere?</u> <u>Existing culverts and drainage system that conveys stormwater from the property to be depicted.</u>
(m) The location, names and present widths of existing and proposed streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision.	Y*				All adjacent road names are labelled on the plan sets. Route 1 ROW width is noted to be 66' wide. Mariner Lane ROW width is noted as 50' in width. <u>Paved road widths to be noted.</u>
(n) The width and location of any streets or public improvements shown upon the Official Map and the Comprehensive Plan, if any, within the subdivision.			NA		No such public improvements proposed.
(o) The proposed lot lines with approximate dimensions and lot areas.	Y*				All lots proposed shall exceed the minimum of 20,000 SF per 145-26. <u>Setbacks to be identified on the plan.</u>
(p) All parcels of land proposed to be dedicated to public use and the conditions of such dedication.			NA		No such dedication proposed.
(q) The location of any open space to be preserved and an indication of its improvement and management.	Y				No dedicated open space was previously identified. No open space is proposed.

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(r) A copy of that portion of the county soil survey covering the subdivision. When the medium-intensity soil survey shows soils which are generally unsuitable for the uses proposed, the Board may require the submittal of a report by a registered soil scientist indicating the suitability of soil conditions for those uses.	Y				SCS Map provided
(s) If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the one-hundred-year-flood elevation shall be delineated on the plan.	Y				See note 10. Properties are within zone X per FIRM panel 2301580023D dated 1/16/03.
(t) A hydrogeologic assessment prepared by a certified geologist or registered professional engineer, experienced in hydrogeology, when the subdivision is not served by public sewer and:			NA		Not required as the subdivision shall be served by public sewer.
[1] Any part of the subdivision is located over a sand and gravel aquifer, as shown on a map entitled "Hydrogeologic Data for Significant Sand and Gravel Aquifers" by the Maine Geological Survey, 1985, Map Nos. 2 and 4; or					
[2] The subdivision has an average density of less than 100,000 square feet per dwelling unit.					
(u) The location of any wetlands, streams, rivers, brooks or ponds located within or adjacent (within 75 feet) to the proposed subdivision.			NA		No such features identified within the subject lots.
(v) The location of any significant wildlife or fisheries habitat as located by the Department of Inland Fisheries and Wildlife.		N		W?	<u>A letter from IF&W not provided.</u> Beginning with habits maps provided. Lot division is internal to the original subdivision. A waiver could be considered.